



October 8, 2004

Mr. Frank Hawkins, Jr.
2009 Alta Drive
Las Vegas, Nevada 89106

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

RE: VAR-5039 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to ZON-4923 & SDR-4924

Dear Mr. Hawkins:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED AT 711 N. Tonopah Drive (APN 139-29-704-017), R-1 (Single Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Proposed: R-PD13 (Residential Planned Development - 13 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4923) and Site Development Plan Review [SDR-4924].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Sharon Bullock
Urban Estates
2009 Alta Drive
Las Vegas, Nevada 89106

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